

Lamoine Comprehensive Plan Committee

Meeting with Lamoine Planning Board

Name of Group: Planning Board

Date of Meeting: September 30, 2015

Chair or contact person: John Holt 667-8733

Number of people attending: 9

LCPC: Fred, Kathie, Bonnie, Brett, Val, Richard and Bob

Planning Board: John Holt and Richard McMullen

Others: JayFowler

Focus or primary responsibility of group: Zoning and Development, generally in a permit or ordinance-drafting context rather than in planning. Ordinance drafting is the main activity of the Planning Board looking to the future.

Expressed concerns of group relating to focus or primary responsibility; How is Lamoine bound to change over the next 10 years?:

The zones currently in place don't necessarily meet the Town's needs. The Buttermilk Road residential zone doesn't look much different from the rest of the Town. The rest of the Town is mostly one Rural and Agricultural Zone. With one large zone which allows many different uses, the potential exists for conflict between residential development and quasi-industrial or agricultural development.

The lack of public water and sewer is a barrier to attracting certain types of development.

What to do to make gravel ordinances less contentious? Over the next 10 years, existing gravel pits will be mined completely. There is water sitting on top of a clay lens ("perched water") below the gravel, and this water is not currently being used by residential wells. Will that water resource be developed and how? Are the Lamoine ordinances which deal with water extraction appropriate for this type of water resource?

Expressed concerns of individuals on matters not related to focus or primary responsibility:

What about protecting farm land?

Should Lamoine's Building and Land Use Ordinance be modified with respect to a "village center"?

Cold Spring Water Co. should not need to be "rescued" over the next ten years.

Interesting facts/ideas that came out of the meeting: The Conservation Commission can be asked by the Planning Board to write ordinances.

Follow up:

- 1. Estimate the amount of land Lamoine will need for future development;**
- 2. Estimate of 63 new households over 10 years, with approximately 50 lots in approved subdivisions available; and**
- 3. Re-involve Planning Board when working actively on the Land use Plan**